

**Chapter 19.325*****Historic Residence Used for Retail Business, Office or Bed and Breakfast Inn*****19.325.010 Purpose**

The purpose of regulating the use of historic residences for a retail business, office or bed and breakfast inn uses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses and to encourage preservation of historic buildings through adaptive reuse.

**19.325.020 Applicability and Permit Requirements**

- A. Any historical residence proposed for use as a retail business, office or bed and breakfast inn, as defined in Article X (Definitions), shall have been originally designed and occupied for residential purposes. The proposed reuse shall be subject to the use regulations set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. In addition to consideration of any required discretionary permit, detailed historic preservation and design review shall be conducted by the Cultural Heritage Board in accordance with the provisions of [Title 20](#).

**19.325.030 Site Location, Operation and Development Standards**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply unless otherwise specified here.

**A. Site Location Standards**

- 1. The site and affiliated structures shall have one or more of the following designations.
  - a. A National Historic Landmark
  - b. Listed in the National Register of Historic Places
  - c. A State Historic Landmark
  - d. A City Landmark
  - e. A City Structure of Merit
- 2. Retail and office uses shall not be located in any area where such a use would adversely impact a residential neighborhood.
- 3. Bed and breakfast uses shall have access to any public street system sufficiently improved to allow adequate access and circulation.

B. Operation and Development Standards

1. General Requirements for all Uses

- a. The site shall be of sufficient size and dimension to accommodate the use with its additional zoning requirements.
- b. Parking shall be required pursuant to Chapter 19.580 (Parking and Loading), and the spaces shall be located within the rear yard or interior side yard areas.
- c. The use shall be developed and maintained to substantially preserve the significant historic characteristics of the structure and its site and to be compatible with the surrounding neighborhood.
- d. All uses associated shall be conducted entirely within enclosed structures.
- e. Front yard areas shall be landscaped and have a residential appearance in keeping with the historic period of the structure.
- f. Signs shall be in accordance with the standards for a single family dwelling in Chapter 19.100 (Residential Zones) of the Zoning Code.

2. Additional Requirements for Bed and Breakfast Inns

- a. The inn shall be managed and occupied by an owner of the property.
- b. Meals made within the inn shall only be served to the establishment's paying guests, employees, and owner's family.
- c. The inn shall have no more than 6 guest rooms.